

Magdala Crescent

Site visit of 5th December 2025

Brief variation report

A survey of all trees has been undertaken following the method undertaken for the previous survey (of December '24) i.e., visual inspection from ground level. Emphasis has again been placed on observing and reporting any deterioration of known defects and in observing new defects which could be of significance from a health and safety perspective. This update should be read in conjunction with the previous reports of November '18, December '19, March '21, August '22, September '23, 20th December '24, and the updated Tree survey schedule of 5th December 2025.

None of the trees is recommended for removal.

The main issues noted are as follows: -

Tree number	Description	Recommended tree work
104	Increasing crown bias, east over road.	Minor crown reduction of east crown (priority 3)
113	Major crown bias, east over road. Minor dead wood over road.	Crown reduce/side up east crown (priority 3)
115	Small damaged hanging branch at 12m over garden.	Remove small, damaged hanging branch at 12m (priority 2).
118	Small, damaged hanging branch over railings.	Remove small, damaged hanging branch at 6m over railings (priority 2).
123	30mm dead branch at 8m (N). Crossing branch at 8m (S) and slender bending, forked stem at 7m (East). Small damaged, hanging branch at 12m (S).	Remove 30mm dead branch at 8m (N) and small damaged hanging branch at 12m (S). (priority 2). Remove slender bending forked stem at 7m (East) and crossing branch at 8m (S) - Crown lift/side up East crown (priority 3)
126	Slender NE stem leans and bends east over road	Reduce slender NE stem (from 4.5m) to 8m height (priority 3)
132	Large east stem weighted over road: vertical stem develops over road at 12m from abrupt bend.	Minor crown reduction of east crown dealing with vertical developing branch (priority 3)
137	Small dead wood at 9m (S) and nearby.	Remove dead wood at 9m (S) and nearby (priority 3).

As previously reported, the crowns of several trees extend over the road. Crown reduction or crown thin pruning has been suggested for the following trees, which should, I suggest, start in the short term: -

T104 (as above); T112; 113 (3); 123, 132 (3); and 130 (M).

Previous reduction work has been carried out to T117 and 118, as previously reported.

Tree pruning work undertaken since previous survey

Lime T130: Remove dead wood at mid-crown: 10m & 14m (East) and 12m (S)

Lime T139: Remove 60mm branch stub at 6m (S). Crown clean, removing dead wood (>25mm) and any weakly attached branches

Lime T141: Crown reduce height by 5m, from 22m to 17m

T120 Lime: Hanging branch dislodged.

The remaining work recommended, 2024, was of low priority.

Tree removals undertaken since the last survey

None

Horse Chestnut T142

As recommended 2023, the large SE stem was previously reduced to 4m height, due to decay and stem lean.

Given the size, condition, and age of the tree, and previous concerns, further investigation of decay for the remaining stems is prioritised 3 and should be carried out within the next 12 months.

Line of young Lime trees

The line of young trees was planted in order to replace the mature Limes as and when these need to be removed. The young trees continue to exhibit improved health, with ongoing crown development, *which may be an indication that root systems are becoming better established.* Mulch should continue to be applied to tree bases as recommended.

Formative pruning has been carried out this year along the line of trees, as recommended, to help their development, pruning out structural faults and pruning to balance, and promoting good form. Some trees have small, damaged branches high in the crown, which should be pruned cleanly.

Other issues

Ivy at the south end of the garden affects the small Laburnum and Cotoneaster beside the wall and is becoming overgrown. This should be removed as part of garden maintenance with approved herbicide.

RECOMMENDATIONS

- a. I recommend that remedial work prioritised under timing 2 should be carried out within three months.
- b. Works recommended in timing 3 should be carried out within the next 1-2 years or combined with more urgent works to aid efficiency.
- c. All tree works should be carried out in line with BS 3998: 2010 'Tree Works-Recommendations', by suitably qualified and skilled operators.
- d. Trees and Bats: The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to species which inhabit trees, including bats and birds. It is an offence to kill or disturb bats and to destroy their roosts. It is recommended that a bat survey is carried out by a person experienced in this field. This should be carried out prior to any tree works being carried out.
- e. I strongly recommend that the mature trees continue to be inspected regularly for health and safety reasons.
- f. Statutory protection: The trees are in the New Town Conservation Area and therefore subject to Statutory protection. The Local Authority must be consulted, and consent give, prior to carrying out any of the remedial work recommended in this report.

Martin Langton
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9th December 2025

 Institute of
Chartered Foresters
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